

EPA Brownfields Assessment Demonstration Pilot

Ware Shoals, SC

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

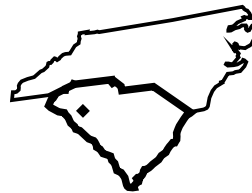
EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the Town of Ware Shoals for a Brownfields Pilot. Ware Shoals, located in the northwestern portion of South Carolina, has a population of 2,497. The Pilot will focus on the former Riegel Textile Corporation mill site, a 27-acre property located in the heart of the community along the Saluda River. The Riegel Textile Corporation operated a textile mill for nearly 75 years. Following a series of land sales, transfers, and foreclosures, the property was essentially abandoned and left to deteriorate. The abandonment of the mill led to the closure of many of the mill's supporting industries and businesses. The town subsequently experienced increases in unemployment, absentee ownership of residential properties, and criminal activities. Approximately 37 percent of children and 22 percent of working adults in the Pilot area live in poverty.

Some assessment work has been done on the property. However, contamination still remains in some areas. In 1998, in response to public interest, the town became actively interested in aiding the redevelopment of the property. The town has completed a redevelopment study for the Pilot area and has taken steps to acquire the property from the current owner.

PILOT SNAPSHOT



Ware Shoals, SC

Date of Announcement:
May 2000

Amount: \$200,000

Profile: The Pilot targets the 27-acre former Riegel Textile Corporation mill site.

Contacts:

Town of Ware Shoals
(864) 456-7478

Regional Brownfields Team
U.S. EPA - Region 4
(404) 562-8661

Visit the EPA Region 4 Brownfields web site at:

<http://www.epa.gov/region4/wastepgs/brownfpgs/bf.htm>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:

<http://www.epa.gov/brownfields/>

OBJECTIVES

The town's goal is to resurrect the heart of the Ware Shoals community by capitalizing on the natural beauty of the nearby Saluda River. The Pilot area will be used in conjunction with 15 acres of adjacent, publicly owned land to create approximately 40 acres of parkland. The town's zoning and economic tools will be used to encourage private commercial and community improvement investment immediately surrounding the park. The benefits of this development effort include a greatly enhanced quality of life for local residents, reduced environmental and public health risks, and economic rebirth. The Pilot provides the resources to perform environmental site assessments, encourage public involvement and stakeholder participation, and develop an ongoing monitoring plan.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Conducting initial and post-cleanup environmental site assessments;
- Holding between 20 and 24 public and stakeholder input sessions; and
- Planning and implementing an ongoing environmental monitoring program once the redevelopment activities are completed.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.